



GARDEN HOMES MANAGEMENT CORPORATION

29 Knapp Street, P.O. Box 4401
Stamford, Connecticut 06907
(203) 348-2200 • Fax (203) 967-8372

www.gardenhomesmanagement.com

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Testimony of Richard K. Freedman, President, to the Connecticut General Assembly on preserving C.G.S. § 8-30g, the Affordable Housing Land Use Appeals Act

- Garden Homes Management is a family real estate concern based in Stamford that owns, manages and develops affordable rental housing. Holdings include 1,400 multifamily rental units primarily in New Haven and Fairfield Counties.
- Since 2008, Garden Homes has built 230 rental units in four projects, three in Stamford and one in Darien. Stamford is exempt from 8-30g.
- The Darien project is 35 rental units. The project was proposed in early 2010 under 8-30g and was well received by the town. The town was very cooperative and granted approvals in three months.
- Construction was completed recently. Response has been very positive.
- In addition to the 30% affordable set-aside units, most of the market units rent for less or just over the 80% affordable rents.
- Regardless of the project's clear merits, it would not have been approved without 8-30g.
- Garden Homes is currently working on similar projects in two other towns. The towns' initial reactions were similar to Darien's in being positive and largely driven by their need to address obligations under 8-30g.